

OWNERS/DEVELOPERS:

WAMSUTTER TRAILER COURT, L.L.C.
P.O. BOX 67
WAMSUTTER, WY 82336-0067
(307) 710-3501

ENGINEER/SURVEYOR:

COFFEY ENGINEERING & SURVEYING, L.L.C.
902 SOUTH 3RD STREET
LARAMIE, WY 82070
(307) 742-7425

FINAL PLAT
PRAIRIE SKY SUBDIVISION
A PORTION OF THE SOUTHEAST 1/4 OF SEC. 27
T20N, R94W, 6TH P.M., TOWN OF WAMSUTTER
SWEETWATER COUNTY, WYOMING

INTERSECTION OF
EAST LINE, SECTION 27
SEE MATCH POINT
AT RIGHT

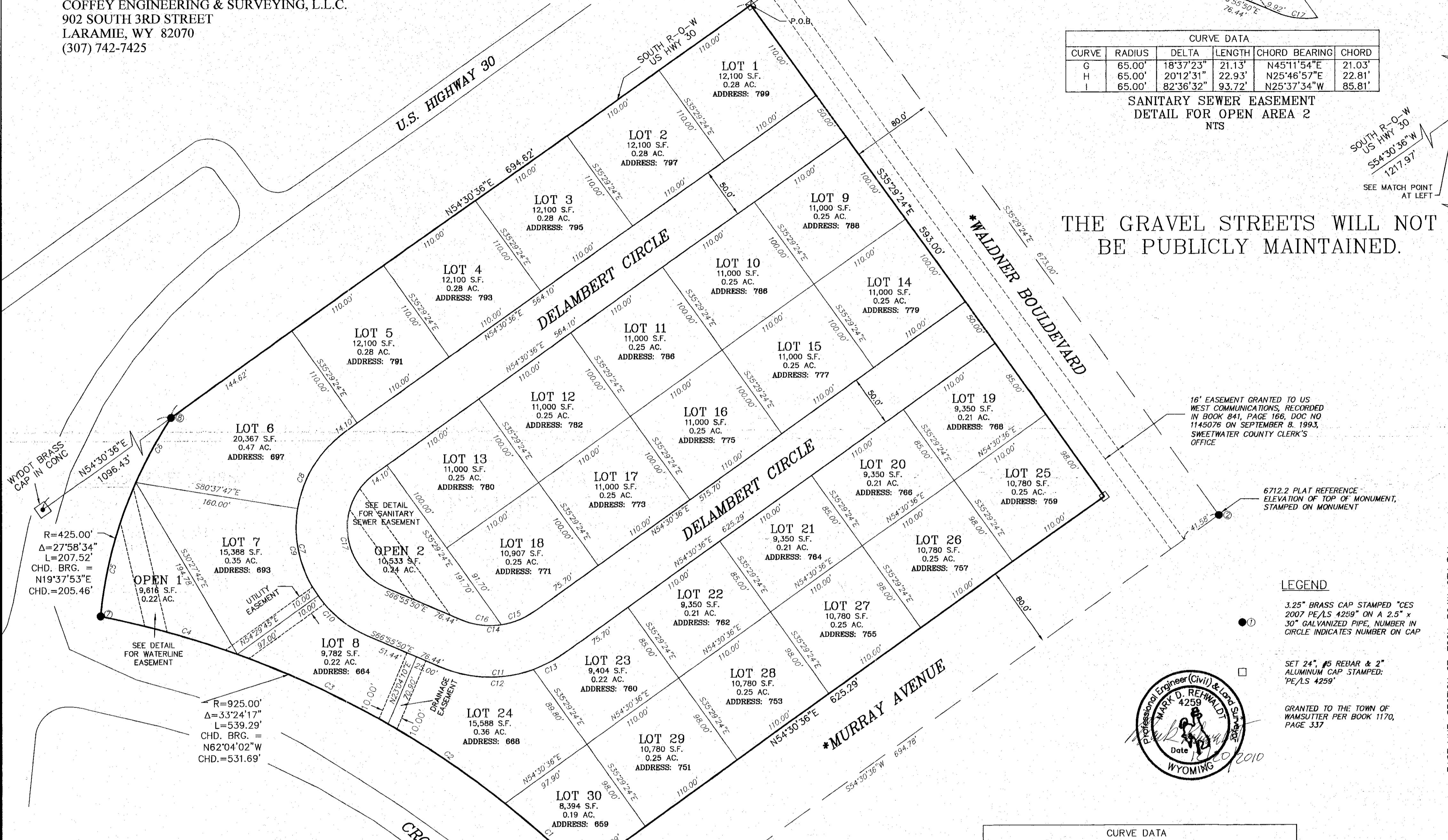
E 1/4 SECTION 27
3.25 INCH BRASS CAP
SET IN 2002

Table with 6 columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Contains data for curves G, H, and I.

SANITARY SEWER EASEMENT
DETAIL FOR OPEN AREA 2
NTS

THE GRAVEL STREETS WILL NOT
BE PUBLICLY MAINTAINED.

SEE MATCH POINT
AT LEFT



DEDICATION:

Know all men by these presents that the undersigned Wamsutter Trailer Court, L.L.C., being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:
That the foregoing plat designated as Prairie Sky is located in the Southeast 1/4 of Section 27, Township 20 North, Range 94 West, 6th P.M., Town of Wamsutter, Sweetwater County, Wyoming, more particularly described as follows:
Commencing at the southeast corner of said Section 27 being a found 2.5 inch aluminum cap stamped "6-2003 PLS 9063";
Thence N00°02'15"E 1664.47 feet (N00°23'31"E 1664.47 feet recorded in Book 752 at Page 1818 on June 12, 1984 in the Sweetwater County Clerk's Office, hereafter referred to as 752/1818, AND found in a deed recorded in Book 970 at Page 169, Tract 1 on March 10, 2003 in said Clerk's Office, hereafter referred to as 970/169) on the east line of said Section 27 to the southeasterly right-of-way line of U.S. Highway 30;
Thence S54°30'36"W 1217.97 feet (S54°55'00"W per 752/1818) on the southeasterly right-of-way of U.S. Highway 30 to a set 2" aluminum cap atop a #5 rebar, being the POINT OF BEGINNING of this description;
Thence, from said Point of Beginning, S35°29'24"E 593.00 feet (S35°05'00"E per 752/1818) perpendicular to the southeasterly right-of-way of U.S. Highway 30 to a set 2" aluminum cap atop a #5 rebar;
Thence S54°30'36"W 625.29 feet to a set 2" aluminum cap atop a #5 rebar on the northeasterly line of a parcel conveyed to Sweetwater County in Book 996 at Page 1232 recorded on March 29, 2004 in said Clerk's Office, hereafter referred to as 996/1232;
Thence S39.29 feet along a non-tangent curve concave southwesterly, having a 925.00 foot radius, a central angle of 33°24'17", and a chord bearing N62°04'02"W 531.69 feet (a radius of 925.00 feet per 996/1232 AND a radius of 925.00 feet, per 970/169) on the northeasterly boundary of the 996/1232 parcel being the southeasterly boundary of the 970/169 parcel to a cap set;
Thence 207.52 feet along a non-tangent curve, concave southeasterly, having a radius of 425.00 feet, a central angle of 27°58'34", and a chord bearing N19°37'53"E 205.46 feet (a curve concave easterly, a radius of 425.00 feet, a central angle of 28°03'56.2", and a distance of 208.18 feet per a deed to the Town of Wamsutter recorded in Book 996 at Page 1234 on March 29, 2004 in said Clerk's Office hereafter referred to as 996/1234 AND a curve to the left, a radius of 425.00 feet, a central angle of 28°03'56.2" and a distance of 208.18 feet per 970/169) on the southeasterly boundary of the 996/1234 parcel being the northeasterly boundary of the 970/169 parcel to a cap set;
Thence N54°30'36"E 694.62 (N54°55'00"E per 970/169), more or less, on the southeasterly right-of-way line of U.S. Highway 30 to the Point of Beginning.
The described parcel contains 9.95 acres, more or less. The basis of bearings being N00°02'15"E (2640.33 feet measured) between the Southeast corner of said Section 27 and the East 1/4 corner of said Section 27 being a found 3.25 inch BLM brass cap set in 2002.
That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietor, and that this is a correct plat of the area as it is divided into lots, blocks, streets and utility easements, and that the undersigned owners of the land shown and described on this plat do hereby dedicate to the Town for perpetual public use all streets, alleys, easements and other lands within the boundary lines of the plat as indicated and not already dedicated for public use.

Signature of Kenneth R. Waldner, Member
Signature of Gary D. Waldner, Member

FLOODPLAIN NOTE:

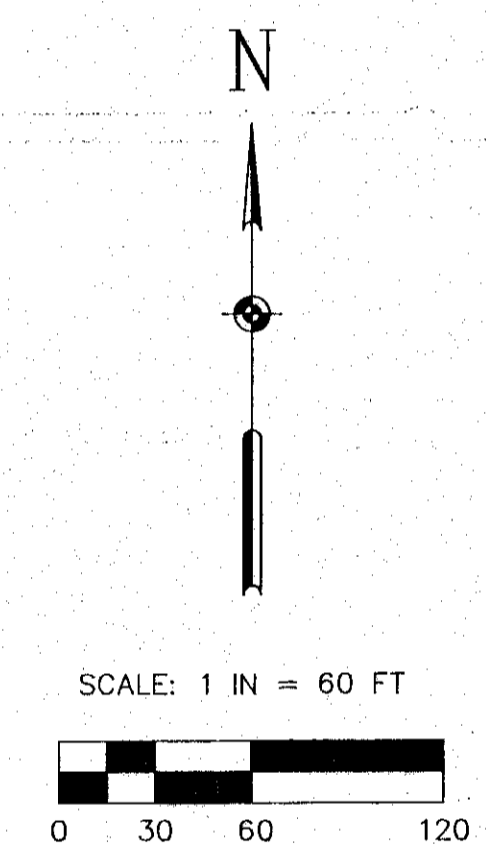
Wamsutter is not mapped by the Federal Emergency Management Agency.

ZONING:

CURRENT ZONING - R-2

LAND USE SUMMARY:

Table with 2 columns: Description and Area. Includes TOTAL PROJECT AREA (12.32 ACRES), PROPOSED SINGLE FAMILY LOTS (7.82 ACRES), PROPOSED TOTAL RIGHT-OF-WAY (4.03 ACRES), and PROPOSED OPEN SPACES (0.46 ACRES).



SURVEYOR'S CERTIFICATE:

I, Mark D. Rehwaldt, do hereby certify that: I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of Prairie Sky as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the Town of Wamsutter regulations governing the subdivision of land.

Signature of Mark D. Rehwaldt, PE/LS 4259
DATE: 12/20/2010

STATE OF WYOMING )
SWEETWATER COUNTY) ss.

The foregoing instrument was acknowledged before me this 3rd day of January, A.D., 2011, by Kenneth R. Waldner as a free act and deed.

Witness my hand and official seal.
My commission expires 3-25-2011
Signature of Notary Public

STATE OF WYOMING )
SWEETWATER COUNTY) ss.

The foregoing instrument was acknowledged before me this 29th day of December, A.D., 2010, by Gary D. Waldner as a free act and deed.

Witness my hand and official seal.
My commission expires 3-25-2011
Signature of Notary Public

This plat approved by the Town of Wamsutter Planning and Zoning Commission this 29th day of Dec, A.D., 2010.

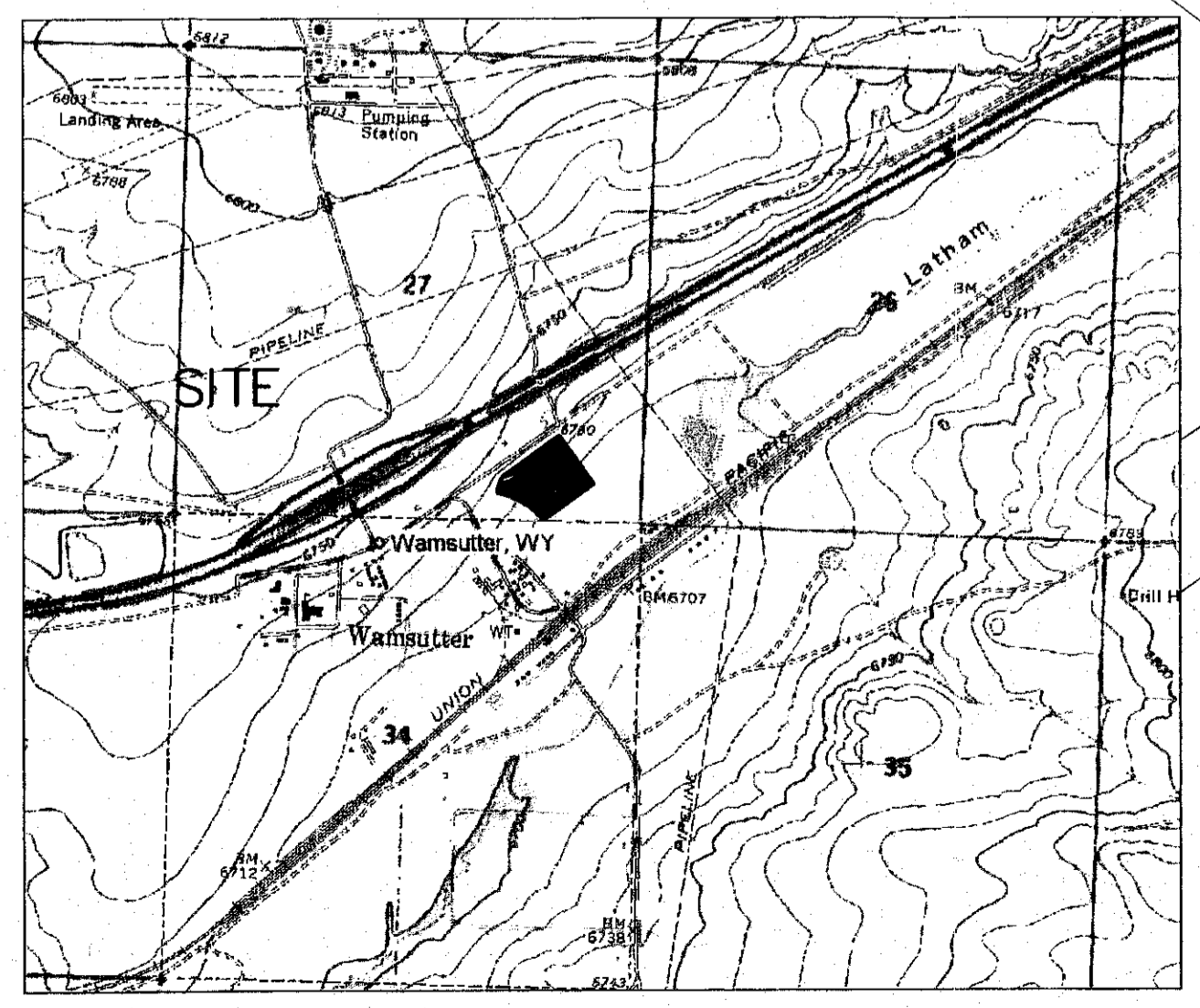
Signature of Brian Drake, Chairman Planning & Zoning Commission
Signature of Johni Wells, Mayor
Signature of Susan Carnes, Town Clerk

Approved by the Town Council of the Town of Wamsutter, Wyoming, this 29th day of Dec, A.D., 2010.

Table with 6 columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Contains data for curves C1 through C17.

Table with 6 columns: CURVE, RADIUS, DELTA, LENGTH, CHORD BEARING, CHORD. Contains data for curves A through F.

WATER LINE EASEMENT
DETAIL FOR OPEN AREA 1
NTS



Vertical sidebar containing project information, sheet number (1 of 1), and COFFEY ENGINEERING & SURVEYING logo and contact information.